THOMAS BROWN
ESTATES



26 Curtismill Way, Orpington, BR5 2JZ

Guide: £400,000-£425,000

- 3 Bedroom, Recently Refurbished Mid Terrace House
- Well Located for Local Amenities & St. Mary Cray Station
- Potential to Extend (STPP)
- 60’ Rear Garden, On Road Parking











Property Description

Thomas Brown Estates are delighted to offer this recently refurbished and immaculately presented three bedroom terraced home, finished to a high specification throughout and ideally positioned set back from the road. The property is conveniently located within easy reach of St. Mary Cray Station, local schools, bus routes and the popular Nugent Shopping Centre.

The accommodation comprises an entrance hall, spacious living room, modern fitted executive kitchen spanning the rear of the property, and a WC to the ground floor. To the first floor are three bedrooms, two of which are doubles, with the third currently utilised as a study, alongside a beautifully presented family bathroom.

Externally, the property benefits from a good sized rear garden, predominantly laid to lawn, with a large decked area providing an ideal space for outdoor entertaining and alfresco dining. There is on road parking available to the front and surrounding local roads.

The property has undergone extensive improvements since 2023, including a full rewire, new gas central heating system, windows and doors, kitchen and bathroom, together with redecoration throughout.

Subject to the necessary planning permissions, there is also potential to extend to the rear and/or convert the loft, as many neighbouring properties have done.

Curtismill Way is conveniently located for a range of local amenities, including shops, schools, transport links and St. Mary Cray mainline station, making this an excellent choice for families and commuters alike.

Please contact Thomas Brown Estates to arrange an appointment to view and fully appreciate the quality, specification and location this property has to offer.









Entrance Hall:
Composite opaque door to front, wood effect flooring.

Lounge:
13' 0" x 12' 03" (3.96m x 3.73m). Feature electric fire, bespoke storage, double glazed window to front, wood effect flooring, radiator.

Kitchen:
16' 04" x 8' 05" (4.98m x 2.57m). Range of matching wall and base units with worktops over, sink, integrated double oven, integrated induction hob with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, integrated microwave, double glazed window and double glazed door to rear, wood effect flooring.

Cloakroom:
WC, sink, tiled flooring.

Stairs To First Floor Landing:
Carpet.

Bedroom 1:
12' 08" x 10' 08" (3.86m x 3.25m). (Measured to back of wardrobes). Fitted wardrobes, double glazed window to front, carpet, radiator.

Bedroom 2:
9' 10" x 8' 05" (3m x 2.57m). (Measured to front wardrobes). Built in wardrobes, double glazed window to rear, carpet, radiator.

Bedroom 3:
10' 09" x 5' 07" (3.28m x 0m). (Measured at maximum). Double glazed window to front, wood effect flooring, radiator.

Bathroom:
WC, wash hand basin in vanity unit, bath with rainforest head and shower attachment, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.

Other Benefits Include:

Garden:
60' 0" (18.29m). Decked area with rest laid to lawn, side access.

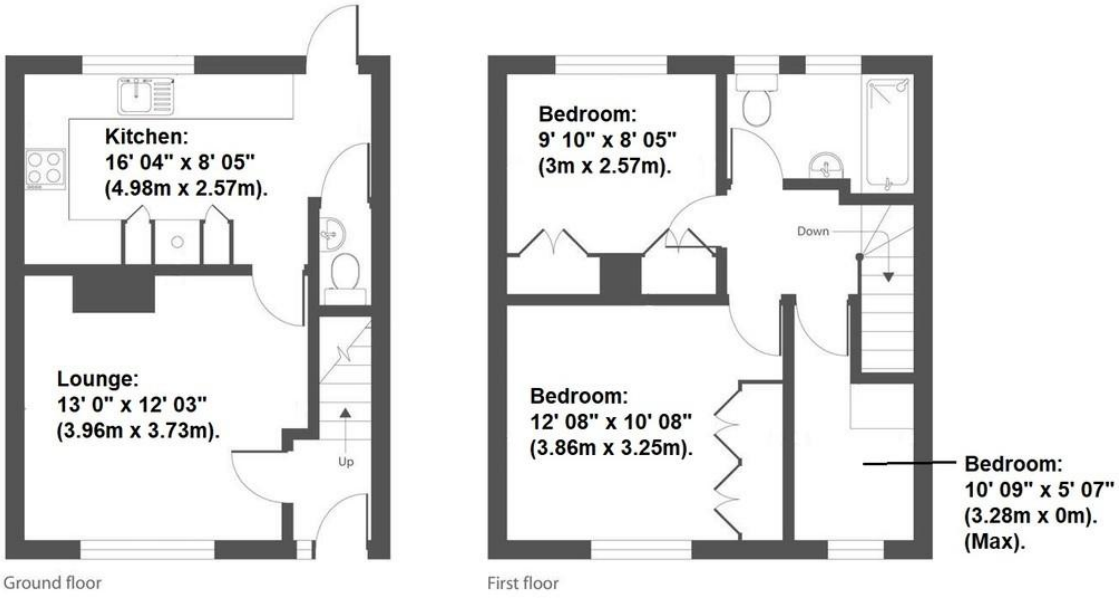
Front:
Set back from road behind grass verge.

On Road Parking

Double Glazing

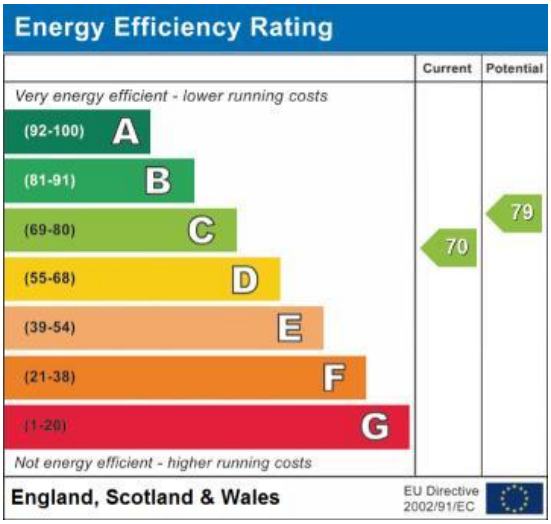
Central Heating System

Approximate Area = 702 sq ft / 65.2 sq m
For identification only - Not to scale



This plan is for illustration purpose only - not to scale





Council Tax Band: C

Tenure: Freehold

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.
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